



The Real Estate Quarter in Review

... continued from page D10

In Lafayette, the average sales price was 101.5 percent of the final asking price. In Moraga it was also 101.5 percent and in Orinda it was 102.6 percent. In many cases, there were multiple offers on homes and the result was a closing price above the asking price.

In Lafayette, 53 of the 92 closings sold at the list price or above. In Moraga, 32 of the 49 sold at or above asking and in Orinda it was 47 of 69.

In the condominium/town home category, Lafayette had two closings. They were priced at \$555,000 and \$805,000; Moraga had 40, almost double the 22 a year ago. Sales prices ranged from \$255,000 to \$900,000. Moraga Country Club attached home sales ran from \$745,000 to \$950,000. Orinda had one condominium sale in Orindawoods at \$950,000.

As of Oct. 6, there were 67 pending sales in the

three communities combined, compared to 77 pending sales per the MLS a year ago. The asking prices for the pending single-family detached homes range from \$430,000 to \$3.295 million. It should be noted that there are only two "Potential Short Sales" that are currently pending and were subject to lender approval. None of the pending sales are an REO (bank owned property).



3187 Lucas Circle, Lafayette - SOLD
\$1,285,000 (multiple offers)



7100 Marlborough Terrace
Berkeley/Grizzly Peak
Represented Buyer \$950,000



170 Stewart Circle, Pleasant Hill
Represented Buyer \$785,000



54 Vista Lane, Alamo
Represented Buyer \$1,657,000



7217 Skyline, Oakland Hills - SOLD
\$1,340,000



6051 Margarido Dr. Oakland/Rockridge
SOLD \$1,975,000

Hey Now!

Join us on November 6th & 7th for a "Gathering of the Tribal Knowledge," a two night event celebrating the Grateful Dead's 50th Anniversary. Each evening will feature a panel discussion featuring long time members of the Grateful Dead family including former band member Donna Jean Godchaux-MacKay. The Golden Rose will then play two sets of music. Silent auction items include a signed guitar from Bob Weir, posters, concert tickets, historic and rare photographs and much more. Tickets available NOW at www.TownHallTheatre.com



Tom Stack

Mobile: (925) 878-9964

tom.stack@camoves.com

www.TomStack.com

CalBRE#01501769



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